

HOUSING NOW

Gatineau¹

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2010

GATINEAU HOUSING STARTS IN THE SECOND QUARTER OF 2010

According to the latest results released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Gatineau area reached 948 units in the second quarter, up 125 units over the same quarter in 2009. This increase contrasted with the situation

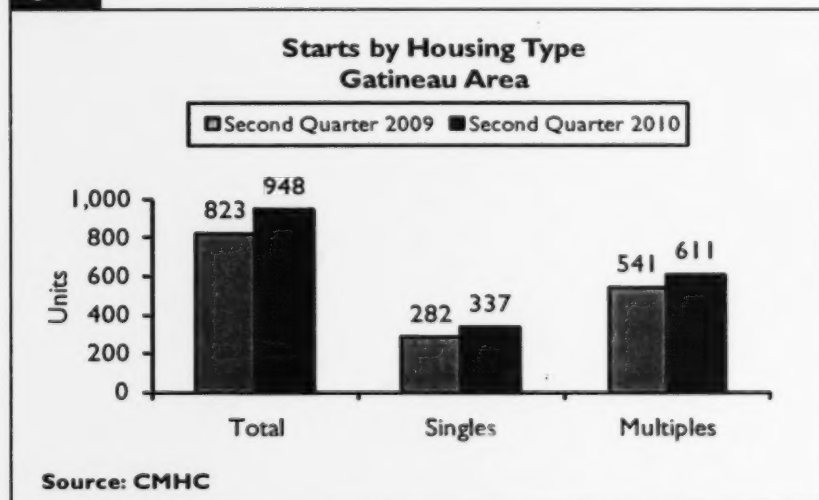
observed in the first three months of the year, when housing starts had fallen by almost half from a year earlier. During the first six months of 2010, 1,319 units were started, down 122 units from the first half of 2009.

With the increase in housing starts posted in the second quarter, total starts for the first six months of the year are now down by only 8 per cent from the corresponding period last year, which is in line with our current forecast for 2010.

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Figure 1



¹ Quebec part of Ottawa-Gatineau CMA

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The recent increase in residential construction was observed mainly in the single-detached housing segment. From April to June, single-detached home starts climbed by nearly 20 per cent compared to the same period a year ago, rising to 337 units from 282 units.

In the multiple-unit (semi-detached, row and apartment) housing segment, the increase was somewhat more moderate, at 13 per cent. However, only semi-detached and row homes posted a gain. In fact, 449 such units were started in the second quarter, up 161 units (+56 per cent) over the same quarter in 2009. The opposite occurred in the case of apartments, for which starts dropped by 36 per cent, or 91 units, from the same three-month period in 2009.

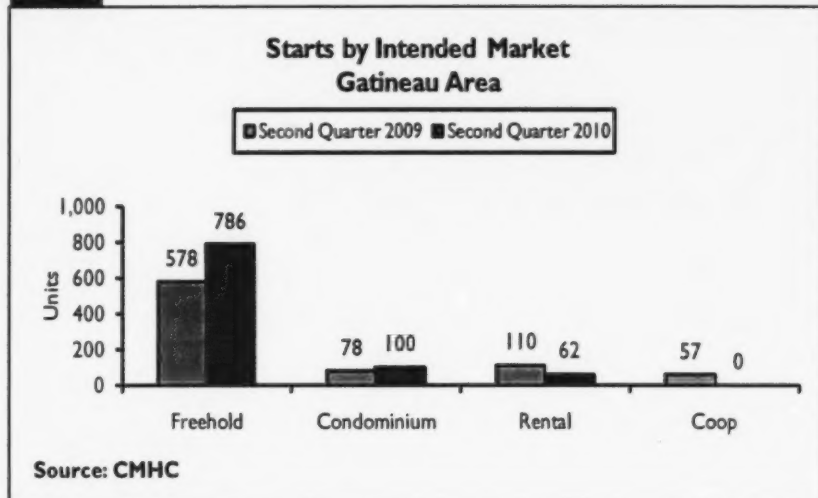
All sectors, except Gatineau, posted gains in residential construction.

First six months of 2010

Despite the gains made in the second quarter, both single-detached home building and multiple-unit housing construction in the Gatineau area were down for the first six months of this year from the same period in 2009. However, semi-detached and row home construction stood out with an increase of 34 per cent compared to the first half of 2009. Following several years of price growth, interest in more affordable housing is steadily rising in the area.

Thanks to semi-detached and row home building, the freehold (homeowner) housing market posted a year-over-year gain of 12.3 per cent for the period from January to June. Conversely, the pace of construction fell by 60 per cent on the rental market and by 26 per cent on the condominium market.

Figure 2

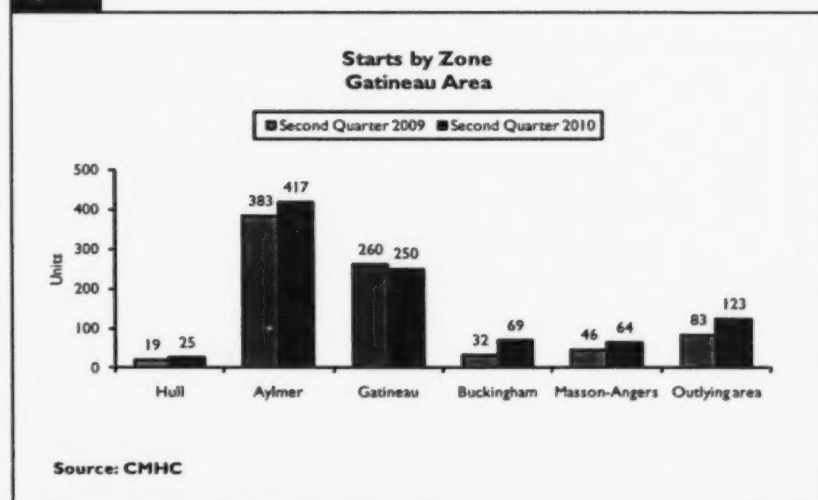


Like in the second quarter, construction especially picked up in the outlying area during the six first months of the year (+29 per cent). A notable gain was also recorded in Hull (+100 per cent), but there were significantly fewer starts there than in the other sectors. Lastly, the two sectors that registered the most housing starts (Aylmer and Gatineau) sustained decreases in activity of 16 per cent and 27 per cent, respectively,

from January to June, compared to the same period last year.

In all urban centres with 10,000 or more inhabitants across Quebec, housing starts rose by 36 per cent year-over-year during the first six months of 2010, reaching 21,470 units. Activity climbed in all census metropolitan areas (CMAs) in the province, except Gatineau (-8 per cent). Trois-Rivières led the pack with

Figure 3



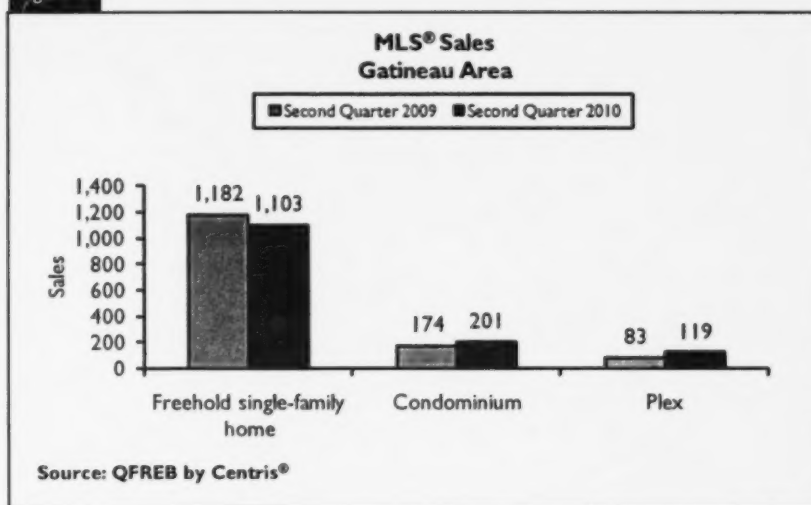
a gain of 121 per cent, followed by Saguenay (+89 per cent), Québec (+47 per cent), Montréal (+30 per cent) and Sherbrooke (+30 per cent).

MLS® sales down in the second quarter² of 2010

After increasing by 29 per cent in the first quarter of 2010, MLS® sales decreased by 1 per cent in the second quarter, to 1,425 units. This up-and-down movement on the resale market was largely attributable to the fact that many people, anticipating an increase in mortgage rates, moved up their purchases at the beginning of 2010.

From January to June 2010, 2,553 homes changed hands in the Gatineau area, for an increase of 10 per cent compared to the same period in 2009. Plexes and condominiums managed the best, with sales climbing by 31 per cent and 25 per cent respectively. In the case of single-family homes, 2,004 units were sold, up 6 per cent from the first six months of 2009.

Figure 4

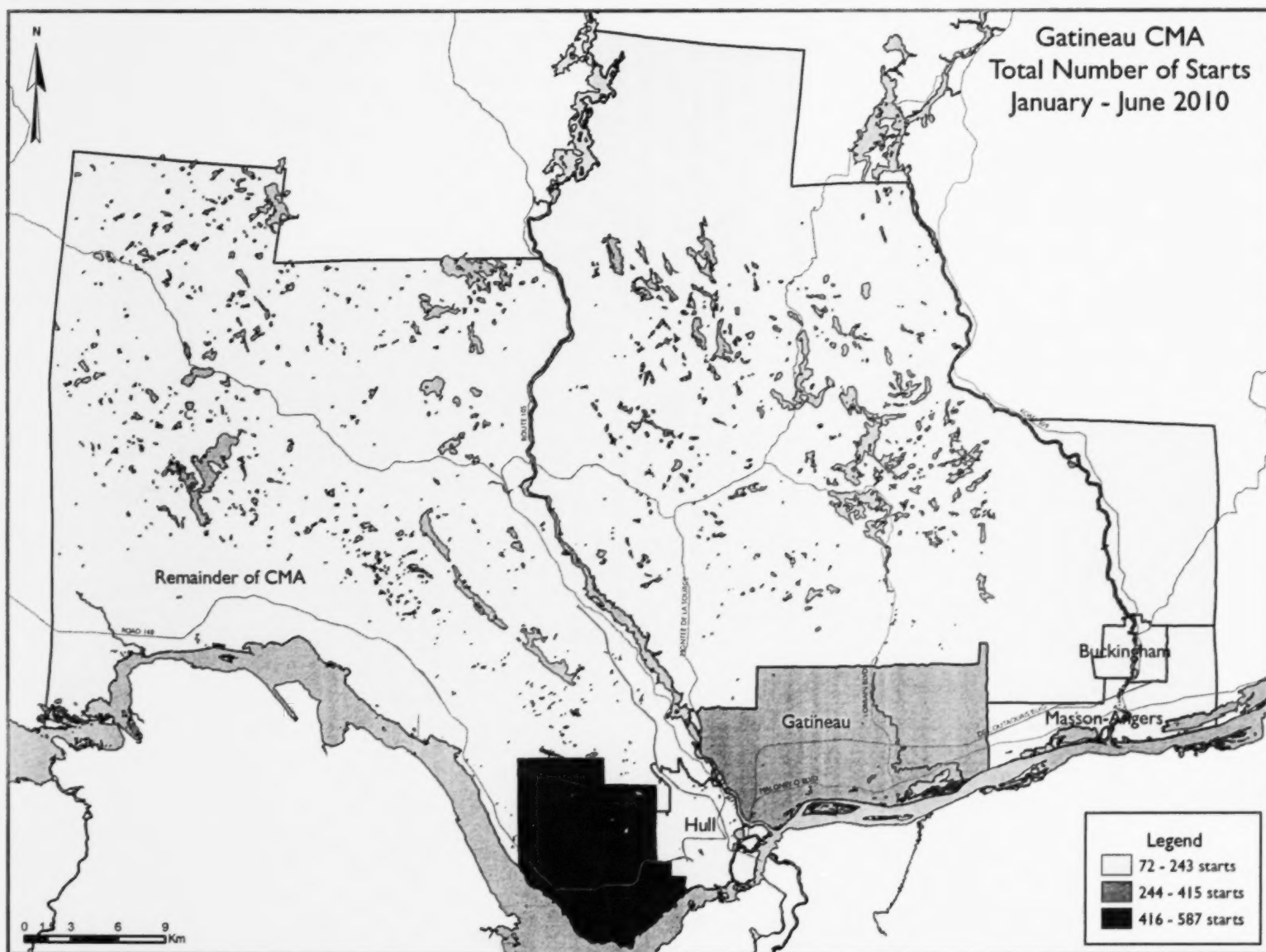


Average MLS® price rises

The average MLS® price of single-family homes in the Gatineau area was \$228,289 in the second quarter of 2010, for an increase of 7 per cent. This rise followed an 8-per-cent gain registered in the previous quarter. It should be noted that increases in average MLS® prices were also

recorded for condominiums (+5 per cent) and plexes (+1 per cent) for the period from April to June 2010. Finally, it should be noted that, after six months of activity, the overall average MLS® price (for single-family houses, condominiums and plexes) climbed from \$204,256 to \$216,966, for an increase of 6 per cent.

² Source: QFREB by Centris®



HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ∞ Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion)
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q2 2010	337	342	107	0	4	96	0	62	948
Q2 2009	282	238	58	0	0	78	0	110	823
% Change	19.5	43.7	84.5	n/a	n/a	23.1	n/a	-43.6	15.2
Year-to-date 2010	450	478	132	0	4	177	7	71	1,319
Year-to-date 2009	469	392	83	0	0	243	0	197	1,441
% Change	-4.1	21.9	59.0	n/a	n/a	-27.2	n/a	-64.0	-8.5
UNDER CONSTRUCTION									
Q2 2010	334	278	105	0	0	201	4	65	987
Q2 2009	286	196	87	0	0	152	0	117	931
% Change	16.8	41.8	20.7	n/a	n/a	32.2	n/a	-44.4	6.0
COMPLETIONS									
Q2 2010	227	248	86	0	4	140	3	89	854
Q2 2009	226	168	42	0	0	118	0	93	672
% Change	0.4	47.6	104.8	n/a	n/a	18.6	n/a	-4.3	27.1
Year-to-date 2010	438	362	165	0	4	238	3	123	1,390
Year-to-date 2009	497	388	99	0	0	385	4	591	2,005
% Change	-11.9	-6.7	66.7	n/a	n/a	-38.2	-25.0	-79.2	-30.7
COMPLETED & NOT ABSORBED									
Q2 2010	90	139	41	0	0	151	2	369	792
Q2 2009	90	126	28	0	0	207	0	409	860
% Change	0.0	10.3	46.4	n/a	n/a	-27.1	n/a	-9.8	-7.9
ABSORBED									
Q2 2010	222	190	90	0	4	192	1	86	785
Q2 2009	230	185	39	0	4	148	0	106	712
% Change	-3.5	2.7	130.8	n/a	0.0	29.7	n/a	-18.9	10.3
Year-to-date 2010	427	327	174	0	4	275	1	149	1,357
Year-to-date 2009	499	341	86	0	14	278	4	219	1,441
% Change	-14.4	-4.1	102.3	n/a	-71.4	-1.1	-75.0	-32.0	-5.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q2 2010	222	336	105	0	4	96	0	62	825
Q2 2009	201	238	56	0	0	78	0	110	740
Aylmer									
Q2 2010	94	130	95	0	0	80	0	18	417
Q2 2009	82	136	44	0	0	61	0	60	383
Hull									
Q2 2010	2	20	0	0	0	0	0	3	25
Q2 2009	17	0	2	0	0	0	0	0	19
Gatineau									
Q2 2010	113	106	2	0	4	16	0	9	250
Q2 2009	97	64	10	0	0	17	0	15	260
Buckingham									
Q2 2010	9	40	8	0	0	0	0	12	69
Q2 2009	1	0	0	0	0	0	0	31	32
Masson-Angers									
Q2 2010	4	40	0	0	0	0	0	20	64
Q2 2009	4	38	0	0	0	0	0	4	46
Rest of the CMA (Quebec portion)									
Q2 2010	115	6	2	0	0	0	0	0	123
Q2 2009	81	0	2	0	0	0	0	0	83
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2010	337	342	107	0	4	96	0	62	948
Q2 2009	282	238	58	0	0	78	0	110	823

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apc. & Other	
	Single	Semi	Row, Apc. & Other	Single	Row and Semi	Apc. & Other			
UNDER CONSTRUCTION									
City of Gatineau									
Q2 2010	196	274	101	0	0	201	4	65	841
Q2 2009	174	196	83	0	0	128	0	117	791
Aylmer									
Q2 2010	85	96	93	0	0	163	0	24	461
Q2 2009	68	108	71	0	0	52	0	48	383
Hull									
Q2 2010	3	20	0	0	0	32	0	3	58
Q2 2009	12	0	2	0	0	59	0	0	73
Gatineau									
Q2 2010	99	100	0	0	0	6	0	6	211
Q2 2009	88	56	10	0	0	17	0	42	270
Buckingham									
Q2 2010	7	24	8	0	0	0	4	12	55
Q2 2009	2	2	0	0	0	0	0	23	27
Masson-Angers									
Q2 2010	2	34	0	0	0	0	0	20	56
Q2 2009	4	30	0	0	0	0	0	4	38
Rest of the CMA (Quebec portion)									
Q2 2010	138	4	4	0	0	0	0	0	146
Q2 2009	112	0	4	0	0	24	0	0	140
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2010	334	278	105	0	0	201	4	65	987
Q2 2009	286	196	87	0	0	152	0	117	931

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apc. & Other	
	Single	Semi	Row, Apc. & Other	Single	Row and Semi	Apc. & Other			
COMPLETIONS									
City of Gatineau									
Q2 2010	165	244	82	0	4	128	3	89	772
Q2 2009	147	166	40	0	0	118	0	93	589
Aylmer									
Q2 2010	80	144	74	0	0	50	0	64	412
Q2 2009	85	96	28	0	0	101	0	46	356
Hull									
Q2 2010	8	0	0	0	0	43	0	0	51
Q2 2009	15	0	12	0	0	0	0	0	27
Gatineau									
Q2 2010	70	56	8	0	4	35	0	9	239
Q2 2009	46	32	0	0	0	5	0	11	119
Buckingham									
Q2 2010	4	24	0	0	0	0	3	0	31
Q2 2009	0	0	0	0	0	0	0	28	28
Masson-Angers									
Q2 2010	3	20	0	0	0	0	0	16	39
Q2 2009	1	38	0	0	0	12	0	8	59
Rest of the CMA (Quebec portion)									
Q2 2010	62	4	4	0	0	12	0	0	82
Q2 2009	79	2	2	0	0	0	0	0	83
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2010	227	248	86	0	4	140	3	89	854
Q2 2009	226	168	42	0	0	118	0	93	672

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q2 2010	88	139	41	0	0	148	2	369	787
Q2 2009	89	126	28	0	0	207	0	409	859
Aylmer									
Q2 2010	44	80	41	0	0	66	0	358	589
Q2 2009	51	80	14	0	0	157	0	383	685
Hull									
Q2 2010	7	0	0	0	0	34	0	6	47
Q2 2009	9	0	7	0	0	20	0	6	42
Gatineau									
Q2 2010	33	29	0	0	0	41	0	5	108
Q2 2009	29	26	7	0	0	25	0	9	96
Buckingham									
Q2 2010	2	19	0	0	0	0	2	0	23
Q2 2009	0	0	0	0	0	0	0	8	8
Masson-Angers									
Q2 2010	2	11	0	0	0	7	0	0	20
Q2 2009	0	20	0	0	0	5	0	3	28
Rest of the CMA (Quebec portion)									
Q2 2010	2	0	0	0	0	3	0	0	5
Q2 2009	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2010	90	139	41	0	0	151	2	369	792
Q2 2009	90	126	28	0	0	207	0	409	860

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi, and Row	Apt & Other	
ABSORBED									
City of Gatineau									
Q2 2010	159	186	86	0	4	175	1	86	697
Q2 2009	150	183	35	0	4	148	0	106	626
Aylmer									
Q2 2010	81	113	69	0	0	77	0	59	399
Q2 2009	84	124	25	0	4	99	0	49	385
Hull									
Q2 2010	11	0	4	0	0	57	0	0	72
Q2 2009	16	0	7	0	0	9	0	6	38
Gatineau									
Q2 2010	61	48	13	0	4	38	0	10	174
Q2 2009	49	33	3	0	0	33	0	15	133
Buckingham									
Q2 2010	5	9	0	0	0	0	1	0	15
Q2 2009	0	1	0	0	0	0	0	24	25
Masson-Angers									
Q2 2010	1	16	0	0	0	3	0	17	37
Q2 2009	1	25	0	0	0	7	0	12	45
Rest of the CMA (Quebec portion)									
Q2 2010	63	4	4	0	0	17	0	0	88
Q2 2009	80	2	4	0	0	0	0	0	86
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2010	222	190	90	0	4	192	1	86	785
Q2 2009	230	185	39	0	4	148	0	106	712

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change
City of Gatineau	222	201	336	238	107	50	160	251	825	740	11.5
Aylmer	94	82	130	136	95	40	98	125	417	383	8.9
Hull	2	17	20	0	0	0	3	2	25	19	31.6
Gatineau	113	97	106	64	4	10	27	89	250	260	-3.8
Buckingham	9	1	40	0	8	0	12	31	69	32	115.6
Masson-Angers	4	4	40	38	0	0	20	4	64	46	39.1
Rest of the CMA (Quebec portion)	115	81	6	0	0	0	2	2	123	83	48.2
Ottawa-Gatineau CMA (Quebec portion)	337	282	342	238	107	50	162	253	948	823	15.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
City of Gatineau	302	355	472	392	139	69	250	509	1163	1325	-12.2
Aylmer	127	129	210	208	120	59	130	302	587	698	-15.9
Hull	6	34	20	0	0	0	46	2	72	36	100.0
Gatineau	150	185	136	96	4	10	42	162	332	453	-26.7
Buckingham	13	2	52	0	15	0	12	31	92	33	178.8
Masson-Angers	6	5	54	88	0	0	20	12	80	105	-23.8
Rest of the CMA (Quebec portion)	148	114	6	0	0	0	2	2	156	116	34.5
Ottawa-Gatineau CMA (Quebec portion)	450	469	478	392	139	69	252	511	1319	1441	-8.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
City of Gatineau	107	50	0	0	98	84	62	110
Aylmer	95	40	0	0	80	65	18	60
Hull	0	0	0	0	0	2	3	0
Gatineau	4	10	0	0	18	17	9	15
Buckingham	8	0	0	0	0	0	12	31
Masson-Angers	0	0	0	0	0	0	20	4
Rest of the CMA (Quebec portion)	0	0	0	0	2	2	0	0
Ottawa-Gatineau CMA (Quebec portion)	107	50	0	0	100	86	62	110

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
City of Gatineau	132	69	7	0	179	255	71	197
Aylmer	120	59	0	0	106	216	24	86
Hull	0	0	0	0	43	2	3	0
Gatineau	4	10	0	0	30	37	12	68
Buckingham	8	0	7	0	0	0	12	31
Masson-Angers	0	0	0	0	0	0	20	12
Rest of the CMA (Quebec portion)	0	0	0	0	2	2	0	0
Ottawa-Gatineau CMA (Quebec portion)	132	69	7	0	181	257	71	197

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
City of Gatineau	663	495	100	78	62	110	825	740
Aylmer	319	262	80	61	18	60	417	383
Hull	22	19	0	0	3	0	25	19
Gatineau	221	171	20	17	9	15	250	260
Buckingham	57	1	0	0	12	31	69	32
Masson-Angers	44	42	0	0	20	4	64	46
Rest of the CMA (Quebec portion)	123	83	0	0	0	0	123	83
Ottawa-Gatineau CMA (Quebec portion)	786	578	100	78	62	110	948	823

Table 2.5: Starts by Submarket and by Intended Market
January - June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
City of Gatineau	904	828	181	243	78	197	1,163	1,325
Aylmer	457	400	106	212	24	86	587	698
Hull	26	36	43	0	3	0	72	36
Gatineau	288	297	32	31	12	68	332	453
Buckingham	73	2	0	0	19	31	92	33
Masson-Angers	60	93	0	0	20	12	80	105
Rest of the CMA (Quebec portion)	156	116	0	0	0	0	156	116
Ottawa-Gatineau CMA (Quebec portion)	1,060	944	181	243	78	197	1,319	1,441

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change
City of Gatineau	165	147	244	166	73	40	290	236	772	589	31.1
Aylmer	80	85	144	96	62	28	126	147	412	356	15.7
Hull	8	15	0	0	0	12	43	0	51	27	88.9
Gatineau	70	46	56	32	8	0	105	41	239	119	100.8
Buckingham	4	0	24	0	3	0	0	28	31	28	10.7
Masson-Angers	3	1	20	38	0	0	16	20	39	59	-33.9
Rest of the CMA (Quebec portion)	62	79	4	2	0	0	16	2	82	83	-1.2
Ottawa-Gatineau CMA (Quebec portion)	227	226	248	168	73	40	306	238	854	672	27.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
City of Gatineau	304	326	358	384	144	83	412	1027	1218	1820	-33.1
Aylmer	146	149	214	236	110	52	170	793	640	1230	-48.0
Hull	16	27	0	2	4	12	67	42	87	83	4.8
Gatineau	130	146	80	84	12	4	139	126	361	360	0.3
Buckingham	6	0	36	2	18	11	0	34	60	47	27.7
Masson-Angers	6	4	28	60	0	4	36	32	70	100	-30.0
Rest of the CMA (Quebec portion)	134	171	4	4	0	0	34	10	172	185	-7.0
Ottawa-Gatineau CMA (Quebec portion)	438	497	362	388	144	83	446	1,037	1,390	2,005	-30.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
City of Gatineau	70	40	3	0	144	118	89	93
Aylmer	62	28	0	0	62	101	64	46
Hull	0	12	0	0	43	0	0	0
Gatineau	8	0	0	0	39	5	9	11
Buckingham	0	0	3	0	0	0	0	28
Masson-Angers	0	0	0	0	0	12	16	8
Rest of the CMA (Quebec portion)	0	0	0	0	16	2	0	0
Ottawa-Gatineau CMA (Quebec portion)	70	40	3	0	160	120	89	93

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
City of Gatineau	141	79	3	4	232	395	123	591
Aylmer	110	52	0	0	92	326	78	467
Hull	4	12	0	0	67	28	0	14
Gatineau	12	4	0	0	61	27	21	58
Buckingham	15	11	3	0	0	2	0	32
Masson-Angers	0	0	0	4	12	12	24	20
Rest of the CMA (Quebec portion)	0	0	0	0	34	10	0	0
Ottawa-Gatineau CMA (Quebec portion)	141	79	3	4	266	405	123	591

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
City of Gatineau	491	353	132	118	92	93	772	589
Aylmer	298	209	50	101	64	46	412	356
Hull	8	27	43	0	0	0	51	27
Gatineau	134	78	39	5	9	11	239	119
Buckingham	28	0	0	0	3	28	31	28
Masson-Angers	23	39	0	12	16	8	39	59
Rest of the CMA (Quebec portion)	70	83	12	0	0	0	82	83
Ottawa-Gatineau CMA (Quebec portion)	561	436	144	118	92	93	854	672

**Table 3.5: Completions by Submarket and by Intended Market
January - June 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
City of Gatineau	817	799	218	385	126	595	1,218	1,820
Aylmer	484	437	78	326	78	467	640	1,230
Hull	20	41	67	28	0	14	87	83
Gatineau	222	242	61	19	21	58	361	360
Buckingham	57	15	0	0	3	32	60	47
Masson-Angers	34	64	12	12	24	24	70	100
Rest of the CMA (Quebec portion)	148	185	24	0	0	0	172	185
Ottawa-Gatineau CMA (Quebec portion)	965	984	242	385	126	595	1,390	2,005

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$174,999		\$175,000 - \$199,999		\$200,000 - \$249,999		\$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q2 2010	0	0.0	1	0.7	5	3.3	27	17.6	120	78.4	153	289,014	305,580
Q2 2009	0	0.0	0	0.0	10	6.7	63	42.0	77	51.3	150	250,000	252,077
Year-to-date 2010	0	0.0	2	0.7	6	2.2	54	20.1	206	76.9	268	280,000	303,925
Year-to-date 2009	2	0.6	3	0.9	29	8.9	136	41.6	157	48.0	327	240,000	247,005
Aylmer													
Q2 2010	0	0.0	1	1.3	1	1.3	7	8.9	70	88.6	79	302,821	326,135
Q2 2009	0	0.0	0	0.0	3	3.6	36	42.9	45	53.6	84	250,000	252,935
Year-to-date 2010	0	0.0	2	1.5	1	0.8	15	11.4	114	86.4	132	289,007	314,210
Year-to-date 2009	0	0.0	0	0.0	9	6.3	62	43.4	72	50.3	143	250,000	253,787
Hull													
Q2 2010	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	300,000	370,669
Q2 2009	0	0.0	0	0.0	0	0.0	8	50.0	8	50.0	16	255,000	264,688
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	387,045	457,079
Year-to-date 2009	0	0.0	0	0.0	0	0.0	12	46.2	14	53.8	26	252,500	260,577
Gatineau													
Q2 2010	0	0.0	0	0.0	3	5.3	14	24.6	40	70.2	57	266,900	274,098
Q2 2009	0	0.0	0	0.0	6	12.2	19	38.8	24	49.0	49	245,000	247,653
Year-to-date 2010	0	0.0	0	0.0	3	2.7	31	27.9	77	69.4	111	265,000	278,306
Year-to-date 2009	0	0.0	3	2.0	18	11.9	59	39.1	71	47.0	151	240,000	241,086
Buckingham													
Q2 2010	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	--	--
Q2 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	2	28.6	5	71.4	0	0.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Masson-Angers													
Q2 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Q2 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2009	2	40.0	0	0.0	1	20.0	2	40.0	0	0.0	5	--	--
Rest of the CMA (Quebec portion)													
Q2 2010	0	0.0	1	3.8	0	0.0	6	23.1	19	73.1	26	290,000	293,209
Q2 2009	2	2.5	4	5.0	7	8.8	22	27.5	45	56.3	80	260,000	286,250
Year-to-date 2010	0	0.0	2	3.6	2	3.6	16	29.1	35	63.6	55	275,000	289,335
Year-to-date 2009	5	2.9	11	6.4	10	5.8	51	29.7	95	55.2	172	250,000	276,017
Ottawa-Gatineau CMA (Quebec portion)													
Q2 2010	0	0.0	2	1.1	5	2.8	33	18.4	139	77.7	179	289,515	303,783
Q2 2009	2	0.9	4	1.7	17	7.4	85	37.0	122	53.0	230	250,000	263,963
Year-to-date 2010	0	0.0	4	1.2	8	2.5	70	21.7	241	74.6	323	280,000	301,441
Year-to-date 2009	7	1.4	14	2.8	39	7.8	187	37.5	252	50.5	499	250,000	257,005

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
Second Quarter 2010

Submarket	Q2 2010	Q2 2009	% Change	YTD 2010	YTD 2009	% Change
City of Gatineau	305,580	252,077	21.2	303,925	247,005	23.0
Aylmer	326,135	252,935	28.9	314,210	253,787	23.8
Hull	370,669	264,688	40.0	457,079	260,577	75.4
Gatineau	274,098	247,653	10.7	278,306	241,086	15.4
Buckingham	--	--	n/a	--	--	n/a
Masson-Angers	--	--	n/a	--	--	n/a
Rest of the CMA (Quebec portion)	293,209	286,250	2.4	289,335	276,017	4.8
Ottawa-Gatineau CMA (Quebec portion)	303,783	263,963	15.1	301,441	257,005	17.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity¹ for Gatineau

Table 5: MLS [®] Residential Activity ¹ for Gatineau							
	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Four Quarters ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
Q2 2010	1,103	1,619	1,573	228,239	4.3	219,256	5.0
Q2 2009	1,182	1,770	1,952	213,334	5.0	205,250	6.5
% Change	-6.7	-8.5	-19.4	7.0	n/a	6.8	n/a
YTD 2010	2,004	3,263	1,509	223,290	4.5	n/a	n/a
YTD 2009	1,882	3,590	1,906	208,870	6.1	n/a	n/a
% Change	6.5	-9.1	-20.8	6.9	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2010	201	266	264	156,731	3.9	154,603	5.0
Q2 2009	174	248	347	149,812	6.0	143,248	8.4
% Change	15.5	7.3	-23.9	4.6	n/a	7.9	n/a
YTD 2010	357	505	264	156,476	4.4	n/a	n/a
YTD 2009	286	529	357	147,388	7.5	n/a	n/a
% Change	24.8	-4.5	-26.0	6.2	n/a	n/a	n/a
PLEX*							
Q2 2010	119	139	127	254,132	3.2	237,121	4.8
Q2 2009	83	145	190	251,955	6.9	230,486	7.8
% Change	43.4	-4.1	-33.2	0.9	n/a	2.9	n/a
YTD 2010	188	287	129	243,788	4.1	n/a	n/a
YTD 2009	143	309	188	245,257	7.9	n/a	n/a
% Change	31.5	-7.1	-31.6	-0.6	n/a	n/a	n/a
TOTAL							
Q2 2010	1,425	2,028	1,969	221,889	4.1	213,002	5.0
Q2 2009	1,439	2,168	2,498	208,616	5.2	199,882	6.9
% Change	-1.0	-6.5	-21.2	6.4	n/a	6.6	n/a
YTD 2010	2,553	4,062	1,907	216,966	4.5	n/a	n/a
YTD 2009	2,311	4,438	2,458	204,256	6.4	n/a	n/a
% Change	10.5	-8.5	-22.4	6.2	n/a	n/a	n/a

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹ Source: QFREB by Centris®.² Calculations: CMHC.³ Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

— Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to QFREB for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators

Second Quarter 2010

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 1997=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	169.6	111.5	166.3	5.1	71.3	870
	February	627	5.00	5.79	169.6	112.3	165.1	5.5	71.0	874
	March	613	4.50	5.55	169.6	112.6	164.9	6.0	71.2	875
	April	596	3.90	5.25	169.6	112.7	164.0	5.7	70.4	876
	May	596	3.90	5.25	169.6	113.7	165.2	5.4	70.7	872
	June	631	3.75	5.85	169.7	114.3	165.6	5.5	70.8	871
	July	631	3.75	5.85	169.7	113.8	167.6	5.5	71.5	864
	August	631	3.75	5.85	169.7	113.9	169.2	5.8	72.5	869
	September	610	3.70	5.49	171.4	113.7	170.3	5.9	72.8	872
	October	630	3.80	5.84	171.4	113.6	171.2	6.0	73.1	876
	November	616	3.60	5.59	171.4	114.3	171.9	5.9	73.3	876
	December	610	3.60	5.49	172.7	114.0	172.8	5.9	73.6	875
2010	January	610	3.60	5.49	173.5	114.0	173	6.0	73.5	874
	February	604	3.60	5.39	174.6	114.2	172.2	6.1	73.2	871
	March	631	3.60	5.85	175.2	114.5	171.9	6.0	73.0	875
	April	655	3.80	6.25	176.4	114.8	172.1	5.9	72.8	872
	May	639	3.70	5.99	176.7	114.9	168.9	6.3	71.7	872
	June	633	3.60	5.89		114.8	167.5	6.5	71.2	867
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the survey: as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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